

9-15-86
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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3714

AN ORDINANCE reclassifying approximately .3 acres of property in the City of Bellevue on the east side of Bellevue Way at S.E. 6th Street designated as Site 7 of the South Bellevue Subarea Rezones, on application of the City of Bellevue; and entering findings of fact and conclusions of the City Council.

WHEREAS, the applicant City of Bellevue filed an application for reclassification of approximately .3 acres of property from R-3.5 to R-30, which property is located on the east side of Bellevue Way at S.E. 6th Street, designated as Site 7 of the South Bellevue Subarea Rezones, as more particularly described hereafter; and

WHEREAS, on January 10, 1985, a public hearing was held thereon before the Hearing Examiner upon proper notice to all interested persons; and

WHEREAS, on January 9, 1986, the Hearing Examiner denied reclassification from R-3.5 to R-30 and recommended reclassification of said property from R-3.5 to R-20; and

WHEREAS, on March 10, 1986, the City Council remanded the matter to the Hearing Examiner to hold a public hearing for consideration of reclassification of said property from R-3.5 to R-20; and

WHEREAS, on June 11, 1986, a public hearing was held on said remand before the Hearing Examiner on proper notice; and

WHEREAS, on July 30, 1986 the Hearing Examiner entered a recommendation to approve reclassification of said property from R-3.5 to R-20 with conditions; and

WHEREAS, the City Council has determined that the reclassification be granted, and desires to enter findings of fact and conclusions with regard thereto; and

WHEREAS, the City has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Ordinance; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

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Section 1. The City Council adopts the findings of fact and conclusions, entered by the Hearing Examiner On July 30, 1986, in his recommendation to approve the application of the City of Bellevue to reclassify the hereinafter described property from R-3.5 to R-20 as contained in "Findings and Recommendation of the Hearing Examiner for the City of Bellevue In the Matter of the Application of the City of Bellevue For a Reclassification of Property Identified as Site 7 From R-3.5 to R-20 to Implement the South Bellevue Subarea Element of Bellevue's Comprehensive Plan, File No. HE-A 84-9."

Section 2. The City Council hereby finds and concludes that the Hearing Examiner's recommendation to reclassify said property from R-3.5 to R-20 with conditions be approved.

Section 3. The following described property is hereby reclassified from R-3.5 to R-20:

Lot 30 of Maxwellton Braes according to the plat thereof recorded in Volume 21 of Plats, page 80, records of King County, Washington; together with the following described parcel; beginning at the Northwest corner of said Lot 30; thence Westerly along the Westerly extension of the North line of said Lot 30 to the center line of 104th Avenue S.E. (Bellevue Way S.E.); thence Southerly along said center line to the intersection of the Westerly extension of the South line of said Lot 30; thence Easterly along said line to the Southwest corner of said Lot 30; thence Northerly along the West line of Lot 30 to the point of beginning.

provided that this rezone is subject to the following conditions:

1. Prior to the issuance of any development permit for new development or redevelopment, the applicant must receive Administrative Design Review approval pursuant to Land Use Code Section 20.30.F. The review shall include but not be limited to the following elements:

- Residential building design
- Parking layout
- Transportation circulation
- Vehicular and pedestrian circulation
- Grading
- Preservation of open space and vegetation
- The appropriateness and sensitivity of the redevelopment plan in terms of scale and intensity in relation to adjoining property

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Emphasis in the design review shall be on clustering development to preserve slopes, aesthetic character and vegetation, including significant trees bordering Bellevue Way S.E. Public transportation needs shall also be evaluated. Administrative Design Review shall not be required for a remodel of the existing development which does not add floor area or parking or which results in no substantial change to the site as determined by the Director of Design and Development.

2. The applicant shall submit geotechnical engineering studies to define soils, topography, groundwater levels, vegetation and other environmental factors with any development application. The City will use that data to determine permitted development intensity and design limits compatible with the natural constraints of the property.

Section 4. This ordinance shall take effect and be in force five days after its passage and legal publication.

PASSED by the City Council this 13th day of October, 1986, and signed in authentication of its passage this 13th day of October, 1986.

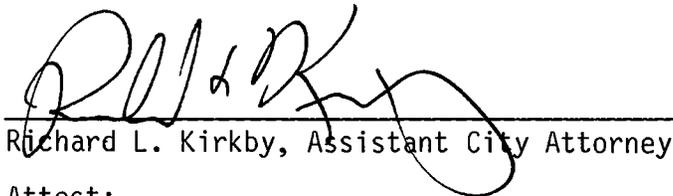
(SEAL)



Cary E. Bozeman, Mayor

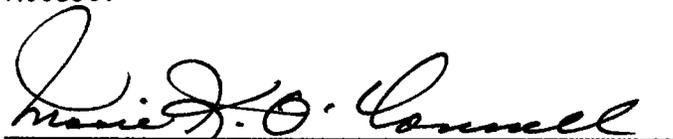
Approved as to form:

Richard L. Andrews, City Attorney



Richard L. Kirkby, Assistant City Attorney

Attest:



Marie K. O'Connell, City Clerk

Published October 18, 1986